



# LAND USE DESIGNATIONS

Draft | July 20, 2016

This table is recommended as a key element to link the land use designations with implementing zoning. The allowed uses and densities noted herein are intended as a summary of key provisions to guide implementing zoning codes.

Land Use Designation	Implementing Zoning Designation
<p><b>Low Density Residential</b></p> <p><u>Purpose:</u> designation provides for low density residential development in established low density residential communities and in other parts of the City that are inappropriate for more intensive urban development due to topography or other land suitability challenges and/or the desire to create a lower intensity transitional area between the city and the surrounding unincorporated rural pasture, foothills, and agricultural land.</p> <p><u>Principle uses &amp; density:</u> Single-family detached dwellings are the predominant dwelling type. Other dwelling types will be allowed under certain circumstances, such as accessory dwellings and cottage housing. The permitted base maximum density is up to four gross dwelling unit per acre. Density bonuses allowing up to six gross dwelling units may be allowed on large sites subject to conformance with traditional neighborhood design concepts.</p>	<p>SR, R-1</p>
<p><b>Mixed Residential</b></p> <p><u>Purpose:</u> This designation provides for areas with a mixture of housing types. It is intended for areas now characterized by a mixture of housing types and/or appropriate for a mixture of housing types due to close proximity to commercial services, transit access, and/or parks and other public recreational amenities. This designation often creates a transition from commercial and mixed-use areas to low density residential areas.</p> <p><u>Allowed uses &amp; density:</u> A mixture of single and multifamily dwelling units. The permitted base maximum density is six to ten gross dwelling unit per acre. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required/desired parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure compatibility and to limit building massing and density.</p>	<p>R-2, R-3</p>
<p><b>Neighborhood Mixed-Use</b></p> <p><u>Purpose:</u> This designation is intended to allow for a mixture of neighborhood scaled retail, commercial service, office, and residential uses depending on the area's context. This includes neighborhood center areas, sites along key arterials, and transitional areas between residential areas and downtown or other mixed-use centers.</p> <p><u>Allowed uses &amp; density:</u> A mixture of retail, commercial service, office, and residential uses depending on the area's context. Corridors and neighborhood centers can accommodate a greater mixture of retail and commercial service uses while some transitional areas near the edge of residential neighborhoods are more appropriate for a mix of office and residential uses. The permitted base maximum residential density is six to ten gross dwelling unit per acre. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required/desired parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in</p>	<p>B-1 B-2 SCC HB R-3</p>

**Comment [b1]:** This is intended to ID the primary uses – but not everything. For example –schools, parks and other public facilities will be allowed to some extent in nearly most zones.

**Comment [b2]:** R-1 now allows 6k sf lots = 7.26/acre net = about 5 units/acre gross. But lots as small as 4k sf are allowed with common wall/zero lot line – which equates to 10 du/acre net and 6-7 units/acre gross.

**Comment [b3]:** New proposal to encourage traditional neighborhood design concepts (narrow streets, sidewalks with planting strips, porches and covered entries, deemphasized garages, some alleys, small blocks, and integration of >neighborhood open space).

**Comment [b4]:** Again – very notable suggestions. Concept makes conformance with design standards optional – and opens up greater density potential. More details on applicable types of standards to follow in policies.

some areas to ensure a neighborhood-friendly scale of development.

**Commercial Mixed-Use**

Purpose: This designation applies to existing and planned commercial centers (except for the CBD) and major corridors. This designation promotes the greater integration of mixed uses to offer greater development choices to property owners, increase housing options, strengthen commercial retail areas, and promote lively pedestrian-oriented development. Design standards apply to the gateway commercial and other strategic commercial mixed-use areas to reinforce the existing or desired pedestrian-oriented character.

Allowed uses & density: A wide range of retail and general service uses plus residential uses on upper floors on key retail-focused streets and single purpose residential on other streets. This includes a mixture of apartments, townhouses, and assisted living facilities. New residential uses feature densities supportive to transit use.

LCC  
GC

**Comment [b5]:** Same approach here on density and incentivizing design standards conformance.

**Comment [b6]:** Policy update.

**Comment [b7]:** An assumption that they would be placed in CBD and key gateway oriented sites at minimum.

**Comment [b8]:** This equates to 12-15 min gross units per acre density – which seems appropriate in these areas.

**CBD Commercial Core**

Purpose: This designation is applied to Yakima’s Central Business District. The purpose of the district is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. Downtown is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale.

Allowed uses & density: A broad mix of commercial, retail, professional office, civic and cultural, and multifamily residential uses. Active uses are required on the ground floor along Yakima Avenue and key side streets. Multi-story buildings and a mixture of uses are encouraged. New residential uses must feature transit-supportive densities (at least 15 units/acre).

CBD

**Regional Commercial**

Purpose: This designation is intended to promote a medium to large scale mix of retail, service and business, and tourism/recreational establishments and complementary multifamily on high visibility sites near Interstate 82 and US Route 12. Coordinated infrastructure development and site and building design standards are critical elements to emphasize quality development that enhances the character, identity, and economic vitality of Yakima.

Allowed uses & density: A wide range of retail, service and business, tourism, and recreational establishments. Multifamily and townhouses are allowed as a secondary use to complement and support other commercial and recreational uses and promote a healthy pedestrian friendly environment. New residential uses feature densities supportive to transit use (at least 12 units/acre).

RD

**Comment [b9]:** This was added from current language.

**Industrial**

Purpose: This designation provides for manufacturing and closely related uses in areas with existing industrial uses or other areas with suitable land and transportation access that are buffered from residential and other uses that are likely to complain about industrial activities.

Allowed uses & density: Industrial, research and development, repair, construction business, warehouse, and distribution terminals that minimize external impacts to adjacent districts, and accessory uses.

M1  
M2

**Comment [b10]:** Again – if we allow residential – a minimum density is appropriate to make sure low density development doesn’t take over these sites so critical to Yakima’s long term economic future.

**Institutional Overlay**

Purpose: This applies to existing and planned large scale institutional uses. This is an overlay designation applies in addition to the underlying land use designation. These institutions are likely to continue to grow and evolve over time, but since they reside within established in existing in residential and/or mixed-use neighborhood contexts, their expansion activities warrant special review that balance expansion needs with neighborhood mitigation.

Allowed uses & density: Hospitals, educational facilities and their accessory uses are the primary uses.

(IO)

Proposed Map Update: (Also see slideshow: Yakima\_LU\_Pro+Considerations\_070116) for more details, proposals, and discussion items.

1. Combine designations as noted in slideshow.



2-5. See slideshow presentation materials for specific map change suggestions and considerations.